

FIGURE 1

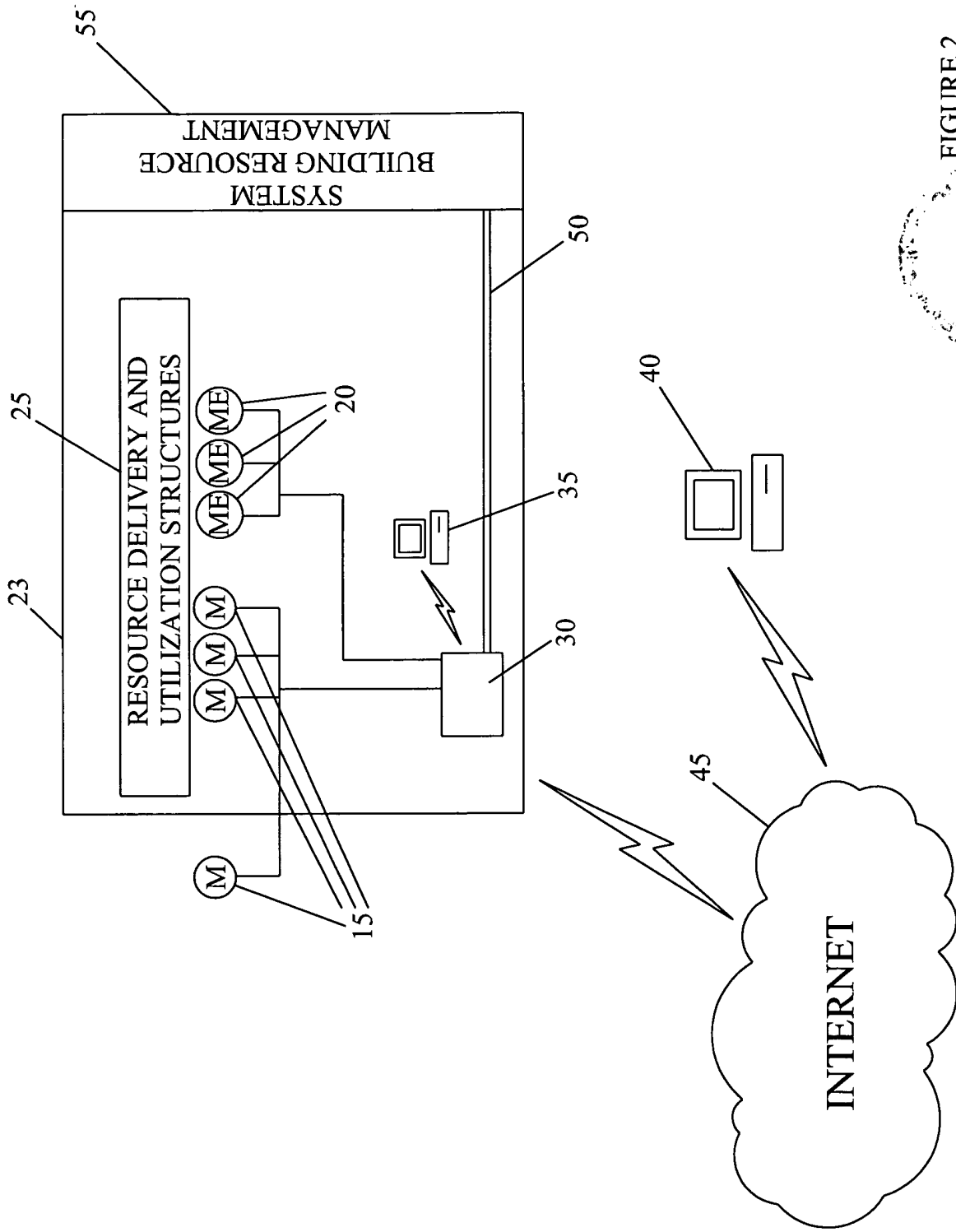


FIGURE 2

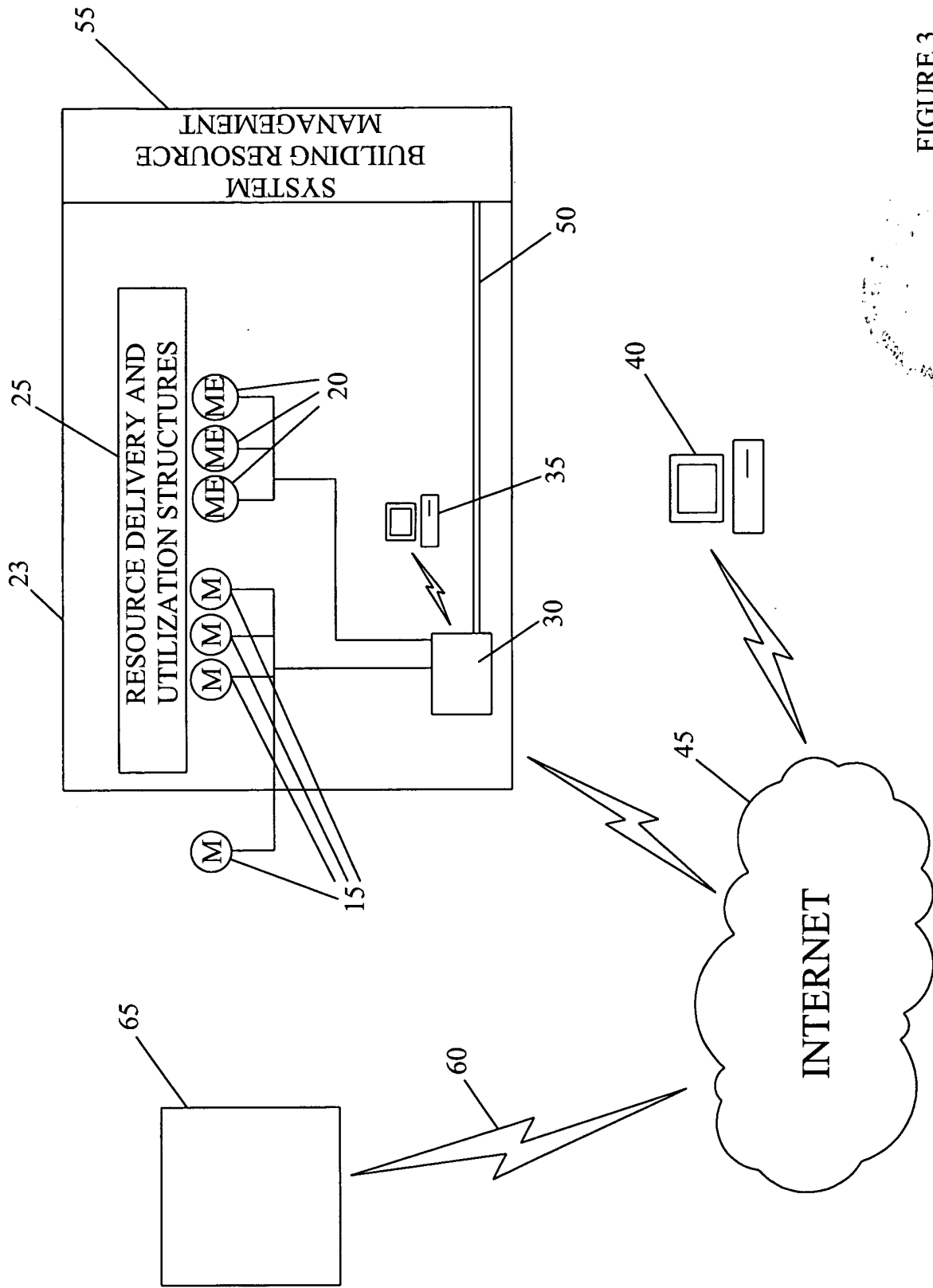


FIGURE 3

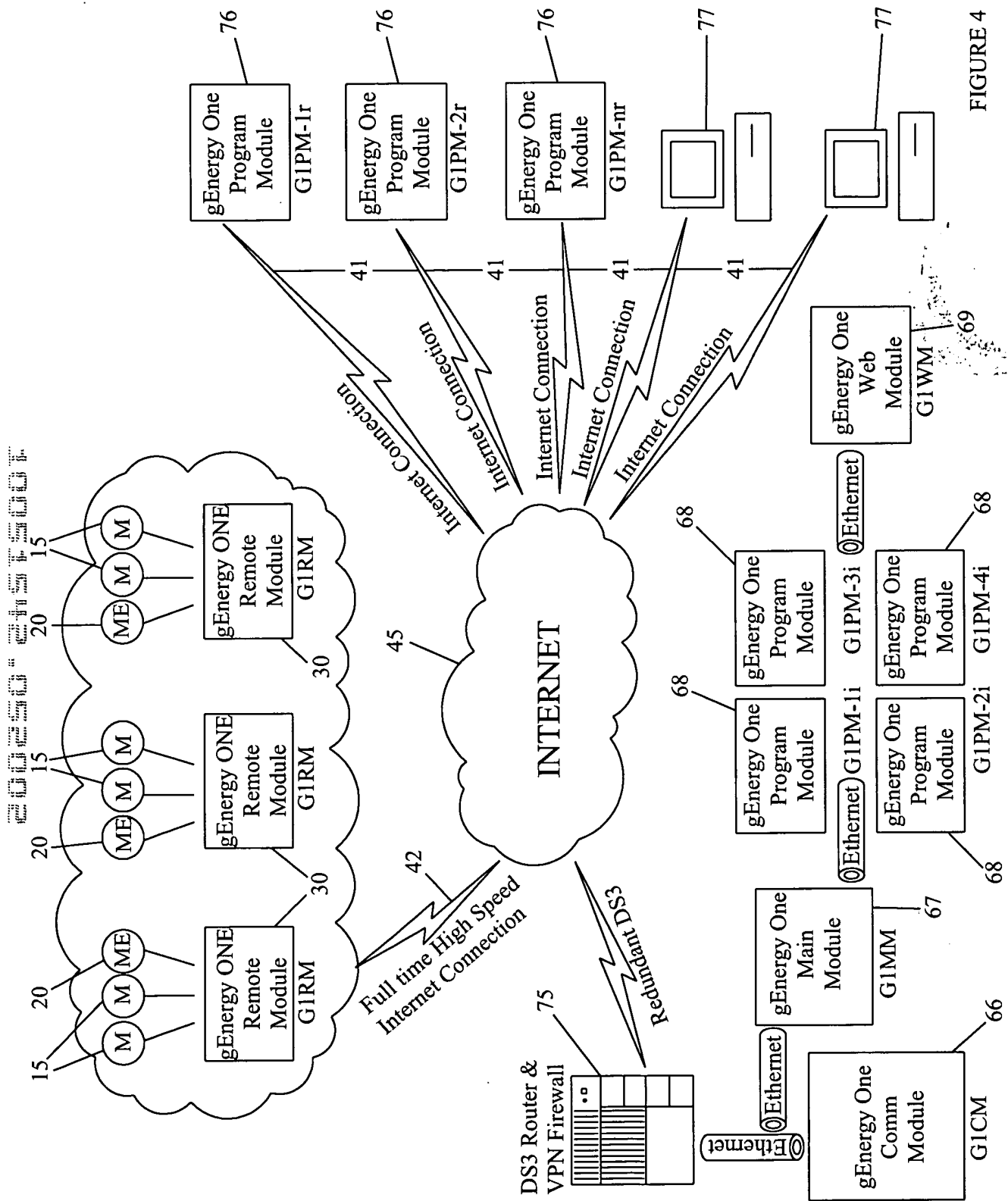
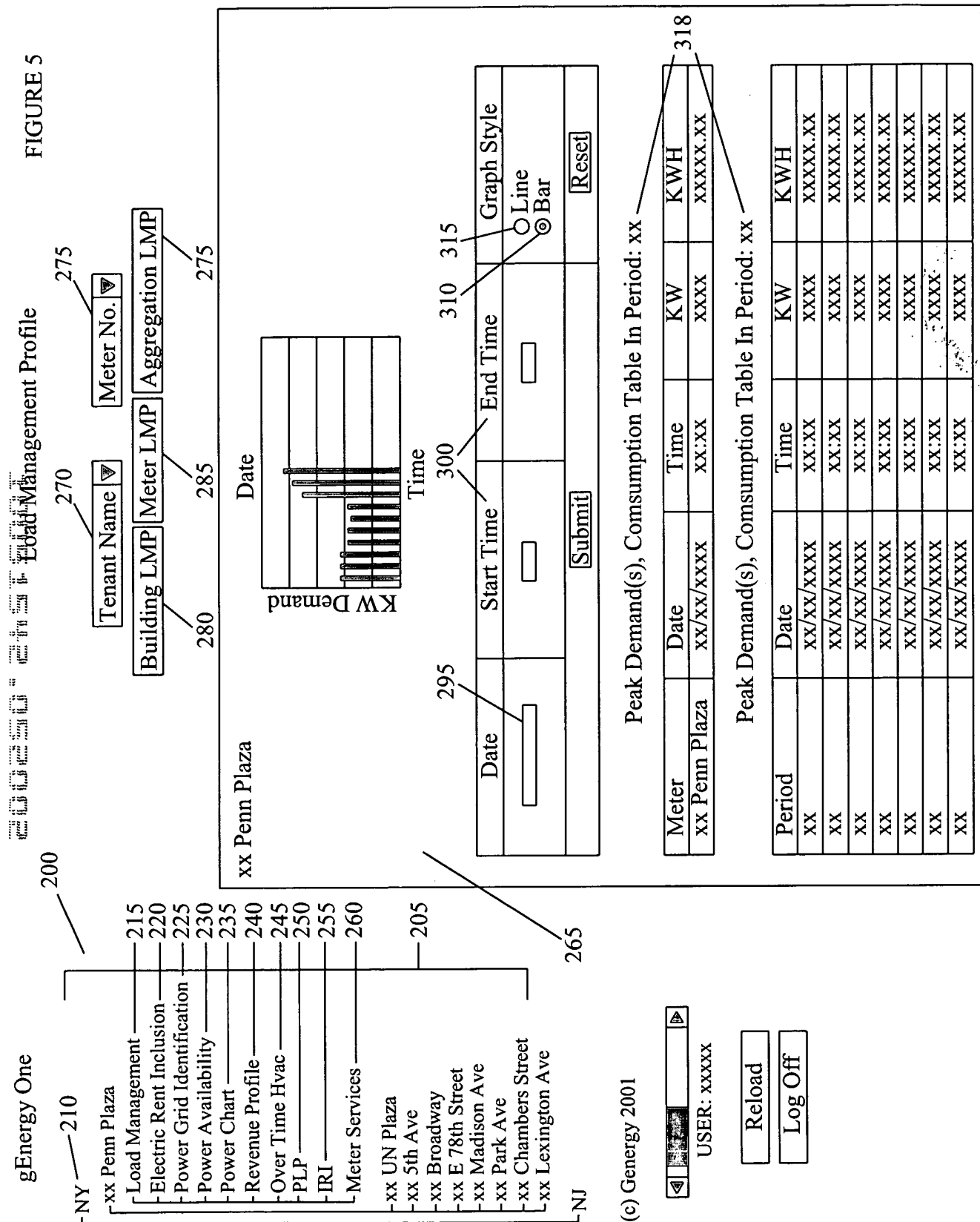


FIGURE 4

# Load Management Profile

FIGURE 5



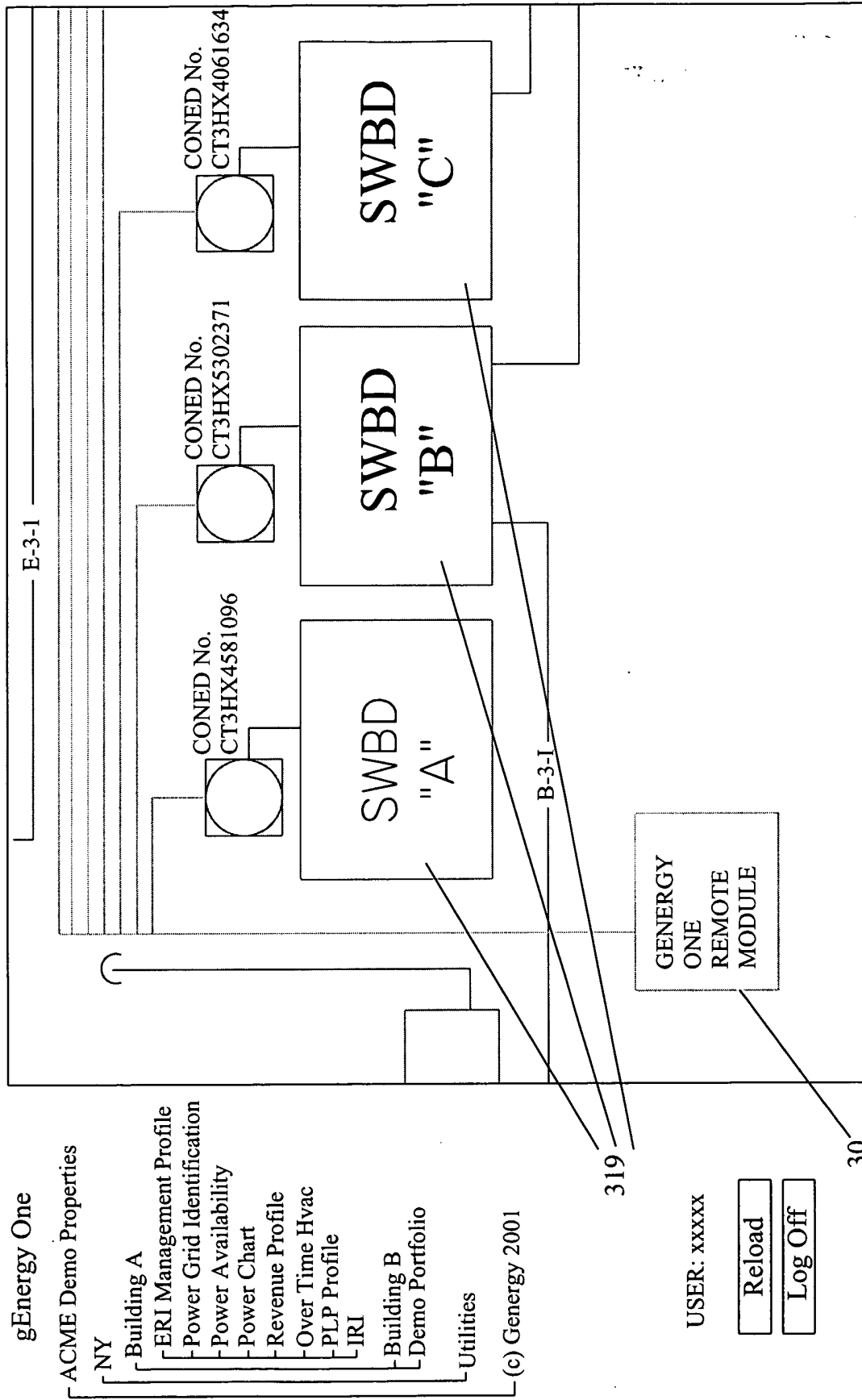


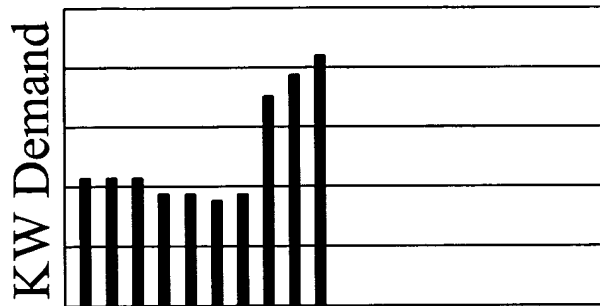
FIGURE 6

[illegible]

FIGURE 7

xx Penn Plaza

Date



Time

■ CEB XXXX ■ CEB XXXX ■ CEB XXXX ■ CEB XXXX  
 ■ CEB XXXX ■ CEB XXXX ■ CEB XXXX

- 320

Date	Start Time	End Time	Graph Style
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="radio"/> Line <input checked="" type="radio"/> Bar
Submit			Reset

Peak Demand(s), Consumption Table In Period: xx

Meter	Date	Time	KW	KWH
xx Penn Plaza	xx/xx/xxxx	xx:xx	xxxx	xxxxx.xx

318

Peak Demand(s), Consumption Table In Period: xx

[illegible]

FIGURE 8



gEnergy One

ACME Management

NY

- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave

NJ

220

xx	xx Penn Plaza	Total no. of ERI Tenants:	xxx
	ACME Management	Total of ERI Sq-Ft:	xx,xxx
		Total of ERI Monthly Charge:	\$xx,xxx.xx
		Total of ERI Yearly Charge:	\$xx,xxx.xx
		AVG of ERI \$/Sq-Ft:	\$x.xx

400

Tenant #	Tenant Name	Sq-Ft	Monthly Charge	Yearly Charge	\$/Sq-Ft	Lease Exp Date	Move Out Date
XX_XX	XYZ INC	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Services	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Products	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Leasign	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Consult	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Mgmt	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ INC	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx

410

Tenant #	Date Event	% Rate	% MAC	Charge	Note
XX_XX	xx/xx/xxxx	xx.xx%	xx.xx%	\$xxx.xx	xxx xxxxx xxxxx xxxxxxx
XX_XX	xx/xx/xxxx	xx.xx%	xx.xx%	\$xxx.xx	xxx xxxxx xxxxx xxxxxxx

415

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USER: xxxxx

Reload

Log Off

FIGURE 9

FIGURE 10-A

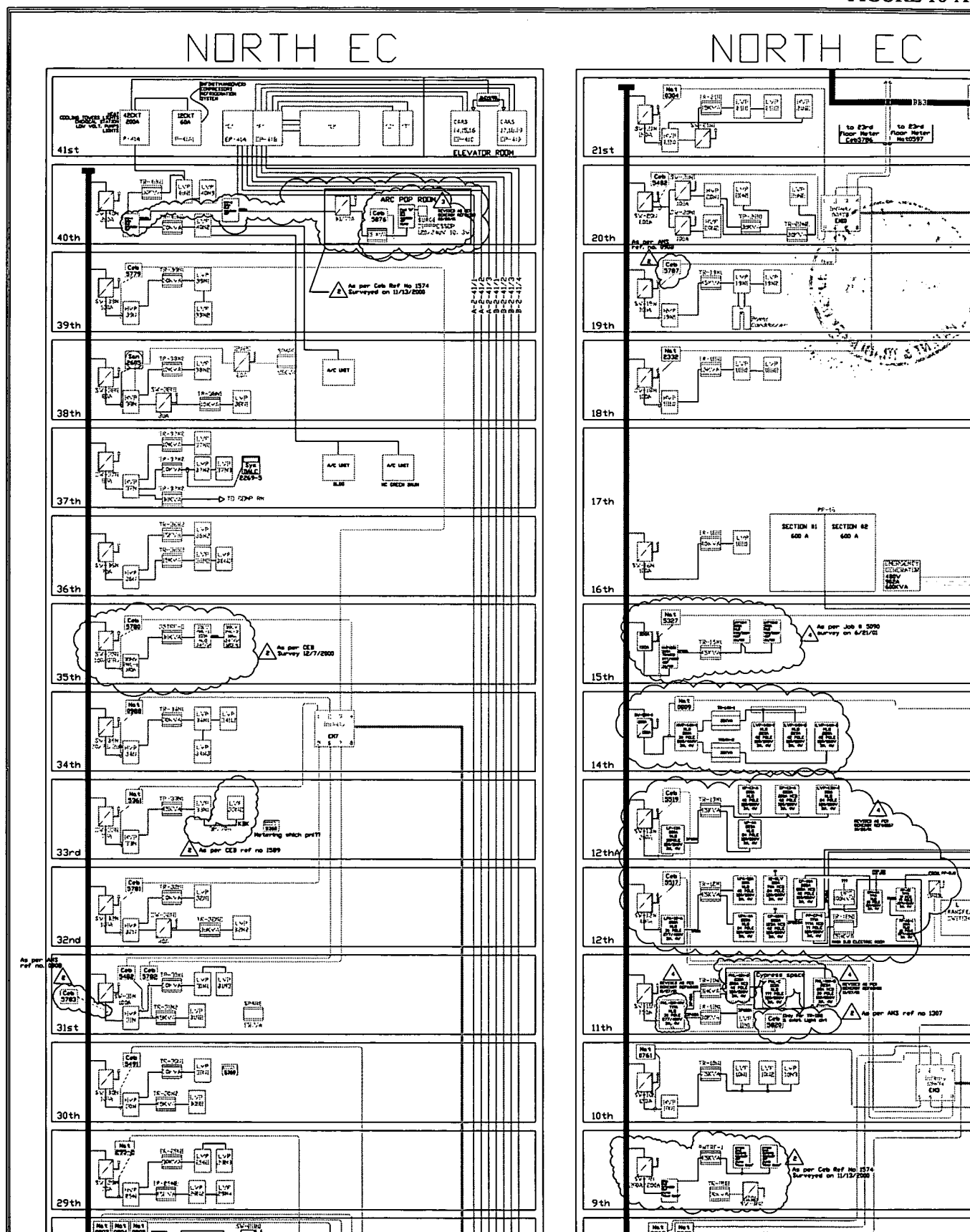
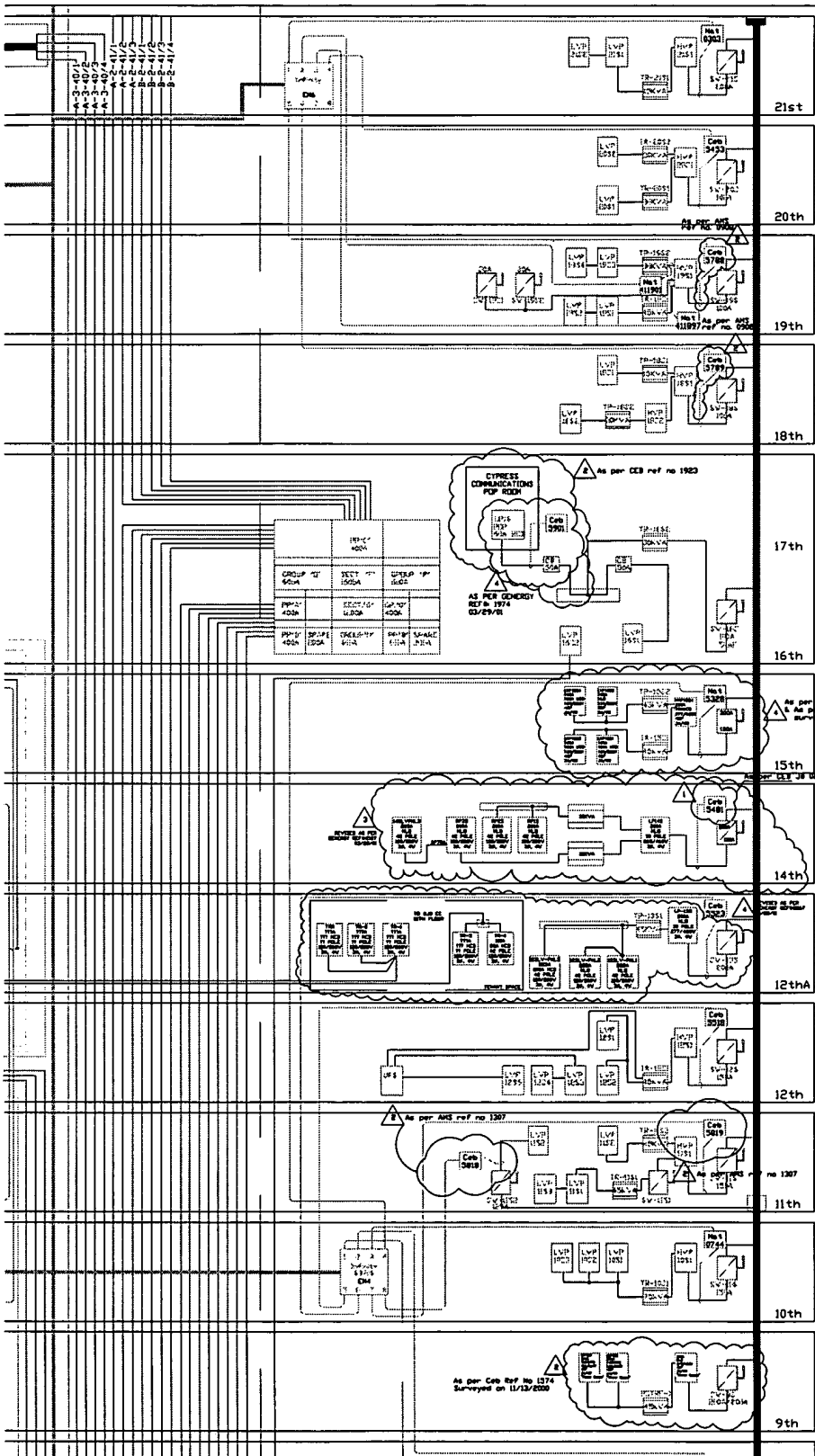


FIGURE 10-B

# SOUTH EC



ACME Management LLC  
a Division of  
TORNADO Realty Trust

330 Madison Ave.  
NEW YORK, NEW YORK

POWER  
GRID  
IDENTIFICATION

## COLOR LEGEND

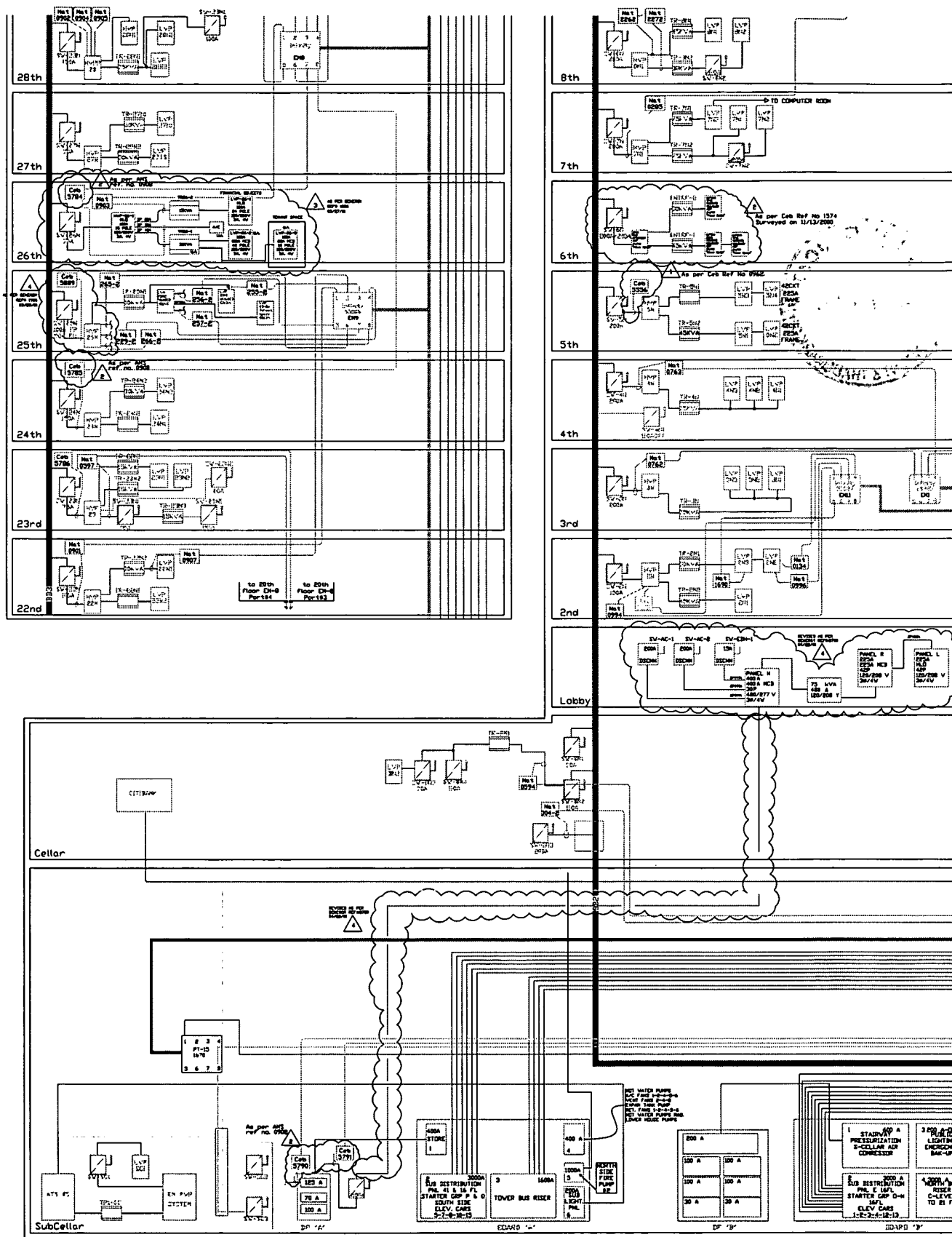
- NAT METER TRUNK LINE
- BUS BAR
- LOW VOLTAGE
- HIGH VOLTAGE
- PANELS, PULL BOXES, SWBDOS, ETC.
- EMERGENCY POWER
- DORMANT OR EMPTY
- SYMBOL LEGEND
- CIRCUIT BREAKER PANEL
- PULL BOX
- END OF RISER
- TAP
- FUSE DISCONNECT SWITCH
- METER
- POWER CONDITIONER

## NOTES:

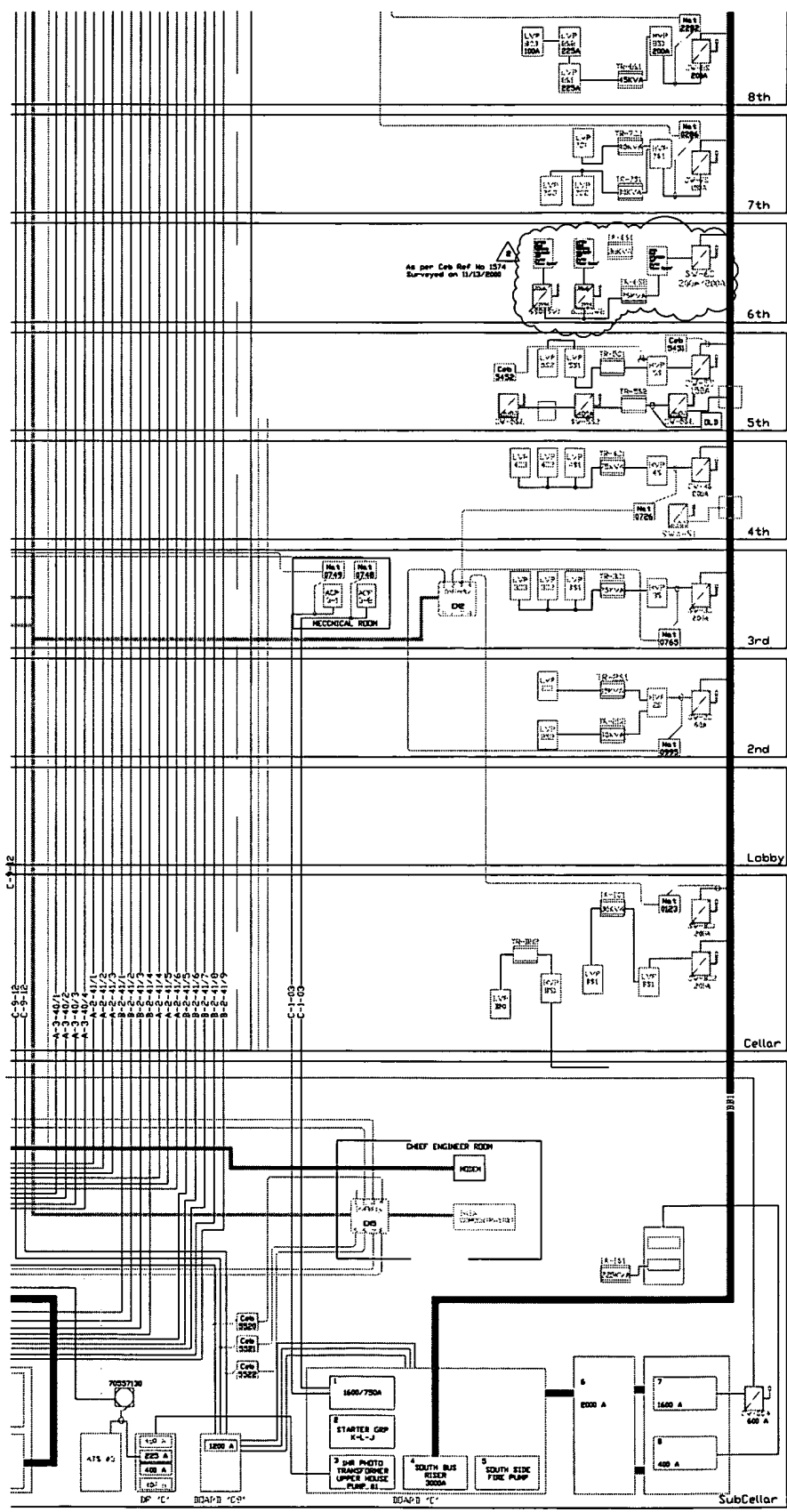
Riser name  
A-1-01  
Floor  
Switch number  
Board Number

DATE REVISION NO.

FIGURE 10-C



**FIGURE 10-D**



02/22/00	AS PER CEB JRB29. SEE NOTES.	01

## Notes



LOCATION		SCALE:	DRAWN BY:
123 MADISON AVENUE		none	L. Sorrentino
TITLE		APPROD BY:	
PGI Riser Diagram		D. Grislino	
DATE	JOB NO.		
February 10th, 1998	JO201PGI - 001		

gEnergy One

ACME Management

NY

- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services

- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave

NJ

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Reload

Log Off

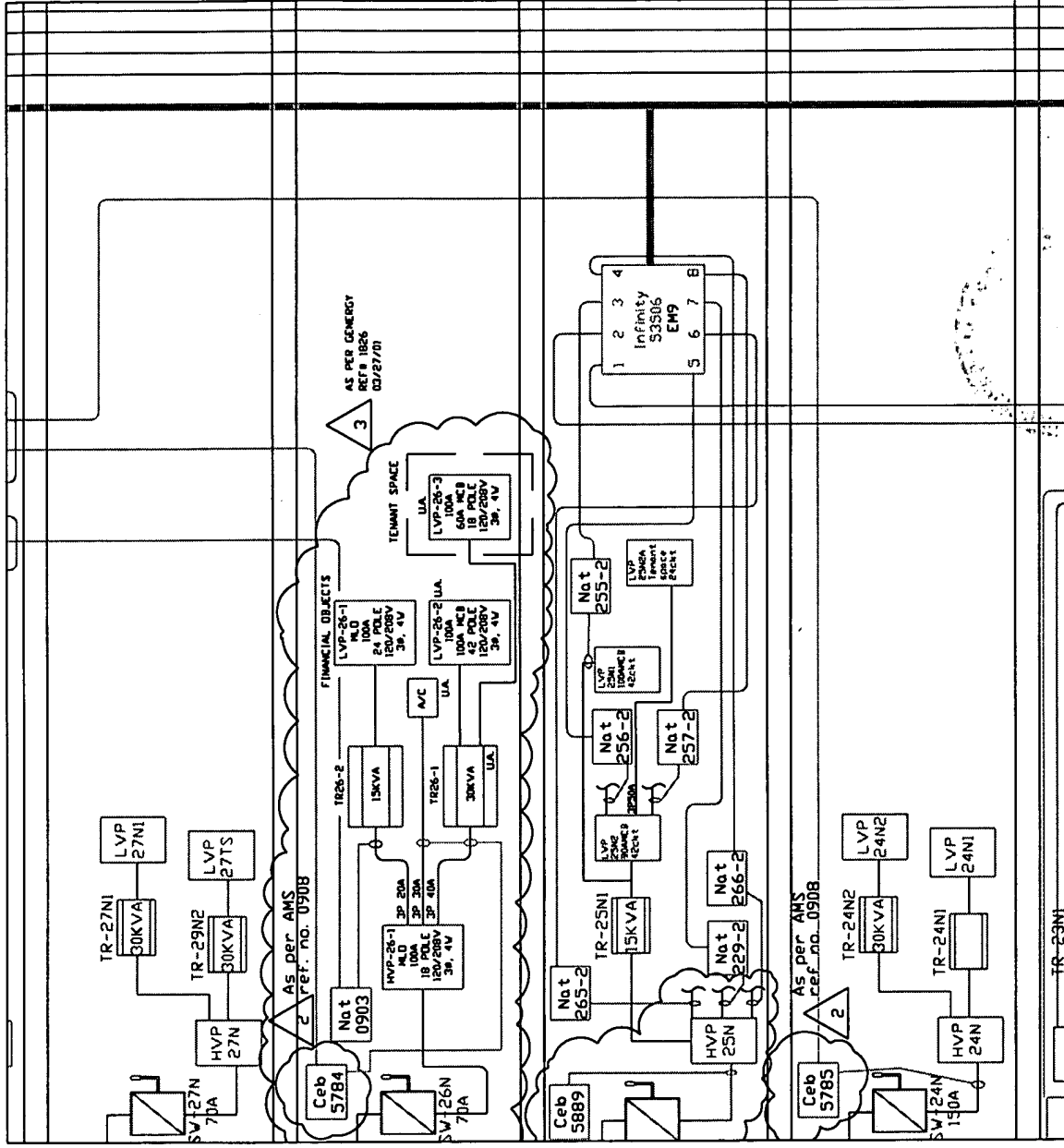


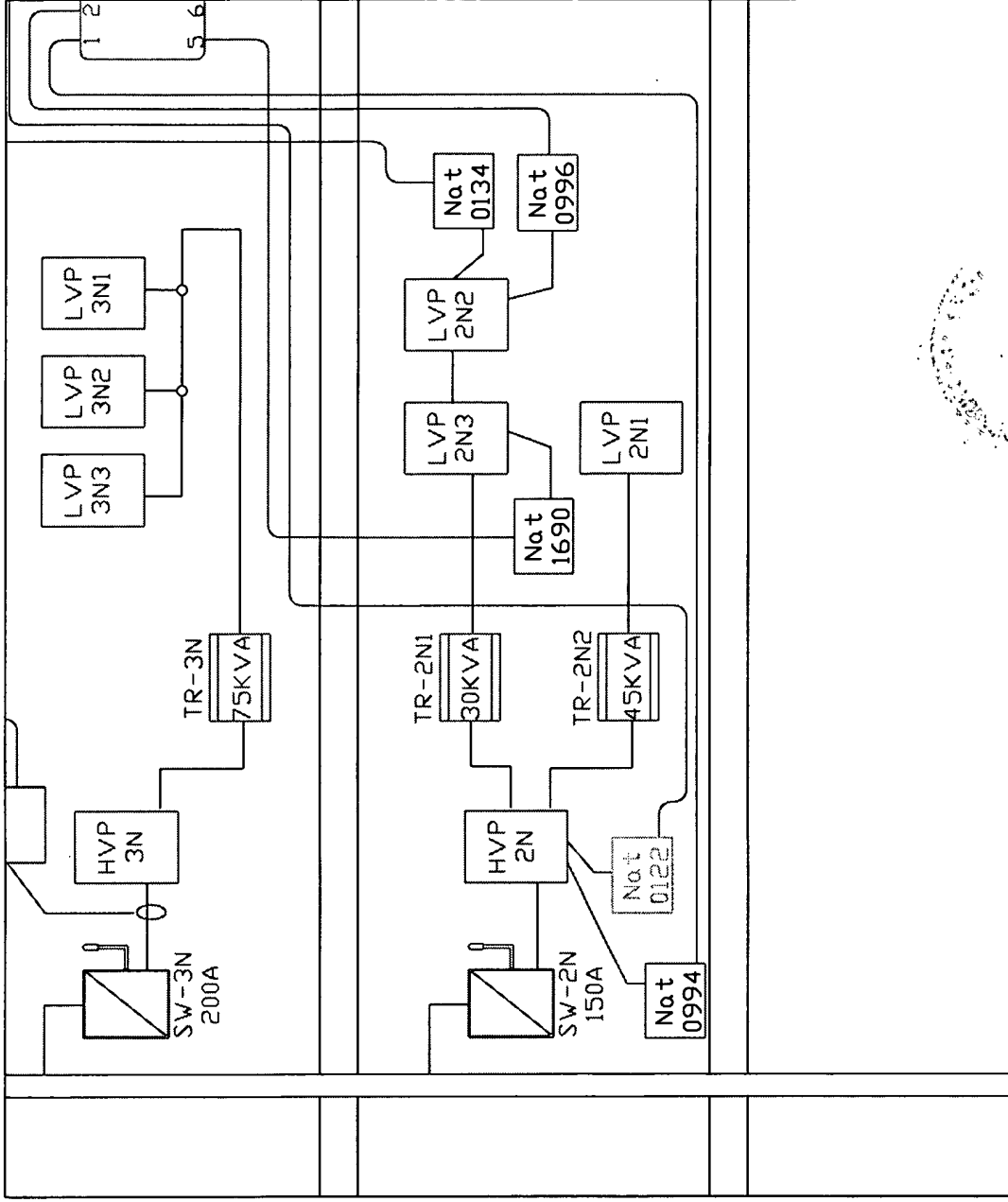
FIGURE 11

2000-04-24 14:50:00

gEnergy One

ACME Management

- NY
- xx Penn Plaza
  - Load Management
  - ERI Management Profile
  - Power Grid Identification
  - Power Availability
  - Power Chart
  - Revenue Profile
  - Over Time HVAC
  - PLP Profile
  - IRI
  - Meter Services
- NJ
- xx UN Plaza
  - xx 5th Ave
  - xx Broadway
  - xx E 78th Street
  - xx Madison Ave
  - xx Park Ave
  - xx Chambers Street
  - xx Lexington Ave



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USER: xxxxx

Reload

Log Off

FIGURE 12

gEnergy One

ACME Management

- NY
  - xx Penn Plaza
  - Load Management
  - ERI Management Profile
  - Power Grid Identification
  - Power Availability
  - Power Chart
  - Revenue Profile
  - Over Time HVAC
  - PLP Profile
  - IRI
  - Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave
- NJ

Meter Details

Bill Period	Previous	Current	On Peak	Off Peak	Kwhr	Demand
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx

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Reload

Log Off

FIGURE 13



[illegible]

## XXXXXX - MARK STATIONARIES

Period	Energy Charge	Demand Charge	Admin Fee	Service Fee	Sales Tax	Total Amt
xxxx/x	\$xxxx.xx	\$xx.xx	x.xx%	\$xx.xx	\$xx.xx	\$xxxx.xx

Meter	On Peak KWH	Off Peak KWH	KWH	Demand
NAT XXXX	xxx	xxx	x,xxx	x
NAT XXXX	xxx	xxx	xxx	x
Totals	x,xxx	x,xxx	x,xxx	x

NY

- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services

xx UN Plaza

xx 5th Ave

xx Broadway

xx E 78th Street

xx Madison Ave

xx Park Ave

xx Chambers Street

xx Lexington Ave

NJ

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[illegible]

USER: xxxxxx

Reload

Log Off

FIGURE 14

gEnergy One

ACME Management

- NY
- xx Penn Plaza

- Load Management

- ERI Management Profile

- Power Grid Identification

- Power Availability

- Power Chart

- Revenue Profile

- Over Time HVAC

- PLP Profile

- IRJ

- Meter Services
- xx UN Plaza

-xx 5th Ave

-xx Broadway

-xx E 78th Street

-xx Madison Ave

-xx Park Ave

-xx Chambers Street

-xx Lexington Ave
- NJ

Date  
xx/xx/xxxx

Time  
xx:xx:xx

Volt A	xxx.xx	VOLT A-B	xxx.xx
Amp A	xx.xx	KW A	x.xx
KVAR A	.xx	PF A	.xxxx
VThd A %	x.xx	AThd A %	xx.xx
Volt B	xxx.xx	VOLT B-C	xxx.xx
Amp B	x.xx	KW B	.xx
KVAR B	.xx	PF B	.xxxx
VThd B %	x.xx	AThd B %	xx.xx
Volt C	xxx.xx	VOLT C-A	xxx.xx
Amp C	x.xx	KW C	.xx
KVAR C	.xx	PF C	.xxxx
VThd C %	x.xx	AThd C %	xx.xx
KW ABC	x.xx	KVARL	.xx
KVARC	.xx	ABC	
COS ABC	x.xx	PF ABC	.xxxx
KWH ABC	xxxx.xx	Freq. Hz.	xx.xx
KVARCH		KVARLH	
ABC		ABC	xxxx.xx
		KVA ABC	x.xx
		DEMAND	x.xx

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Reload

Log Off

FIGURE 15

Your Building - MEP Upgrade

Construction Drawings as of February 14, 2001

550

ELECTRICAL

- E1 - Electrical Service to Floors 8-9-10-12
- E2 - Sub-Basement Electrical Plan
- E3 - Electrical Plan Basement
- E4 - 7th Floor Electrical Plan and Details
- E5 - Electric Closet Plans
- E6 - Mechanical Room Feeders
- E7 - Electrical Roof Plan

PLUMBING

- P1 - Domestic Water Riser
- P2 - Drain Vent Riser
- P3 - Sub Basement Plan
- P4 - Basement Plan
- P5 - 4th Floor Plan
- P6 - 16th Floor Plan
- P7 - Mechanical Schedule

MECHANICAL

- M1 - Condenser Water Piping Riser Diagram
- M2 - CWP - Basement Plan
- M3 - CWP - 4th Floor Plan
- M4 - CWP - 12th Floor Plan (typ of 8,9,10,12)
- M5 - CWP - 16th Floor Plan
- M6 - CWP Roof
- M7 - Mechanical Details #1
- M8 - Mechanical Details #2
- M9 - Mechanical Details #3
- M10 - Mechanical Schedules

SPECIFICATIONS

FIGURE 16



**21ST FLOOR PIPE SHAFT LAYOUT**

**DETAIL 'A'**

**LEGEND**

STRUCTURAL STEEL  
CONCRETE  
PIPE  
PIPE HANGERS  
PIPE BRACKETS  
PIPE CLAMPS  
PIPE WELDS  
PIPE COUPLERS  
PIPE ELBOWS  
PIPE TEES  
PIPE CROSSINGS  
PIPE FLANGES  
PIPE GASKETS  
PIPE BOLTS  
PIPE NUTS  
PIPE WASHERS  
PIPE BRACKETS  
PIPE HANGERS  
PIPE CLAMPS  
PIPE WELDS  
PIPE COUPLERS  
PIPE ELBOWS  
PIPE TEES  
PIPE CROSSINGS  
PIPE FLANGES  
PIPE GASKETS  
PIPE BOLTS  
PIPE NUTS  
PIPE WASHERS

**PROJECT INFORMATION**

Project Name: 21ST FLOOR PIPE SHAFT LAYOUT  
Date: JAN 20 2001  
Designer: J. L. LUDWIG  
Client: [REDACTED]  
Location: [REDACTED]  
Scale: 1/8" = 1'-0"

FIGURE 17



200250-01503

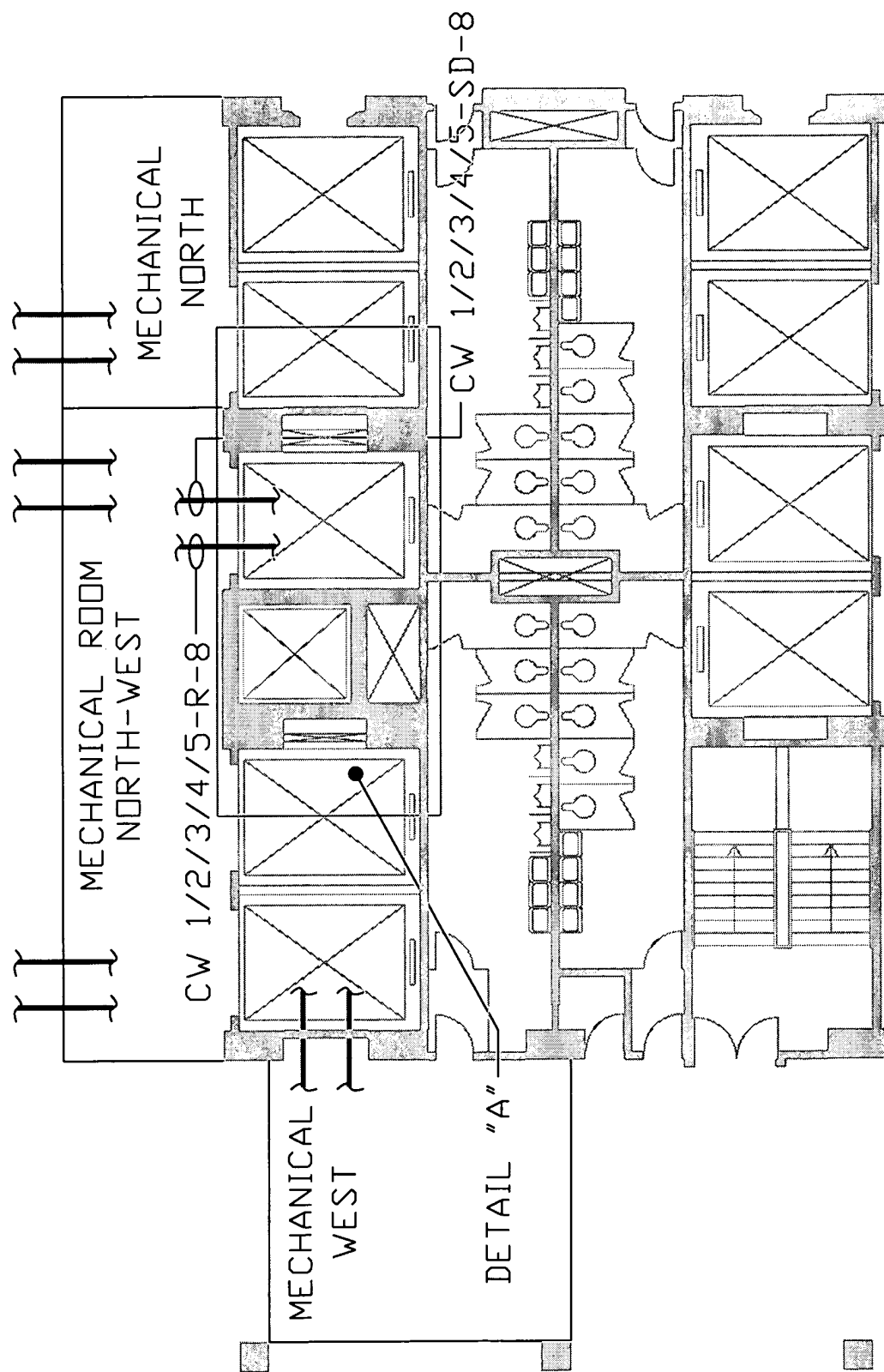


FIGURE 19







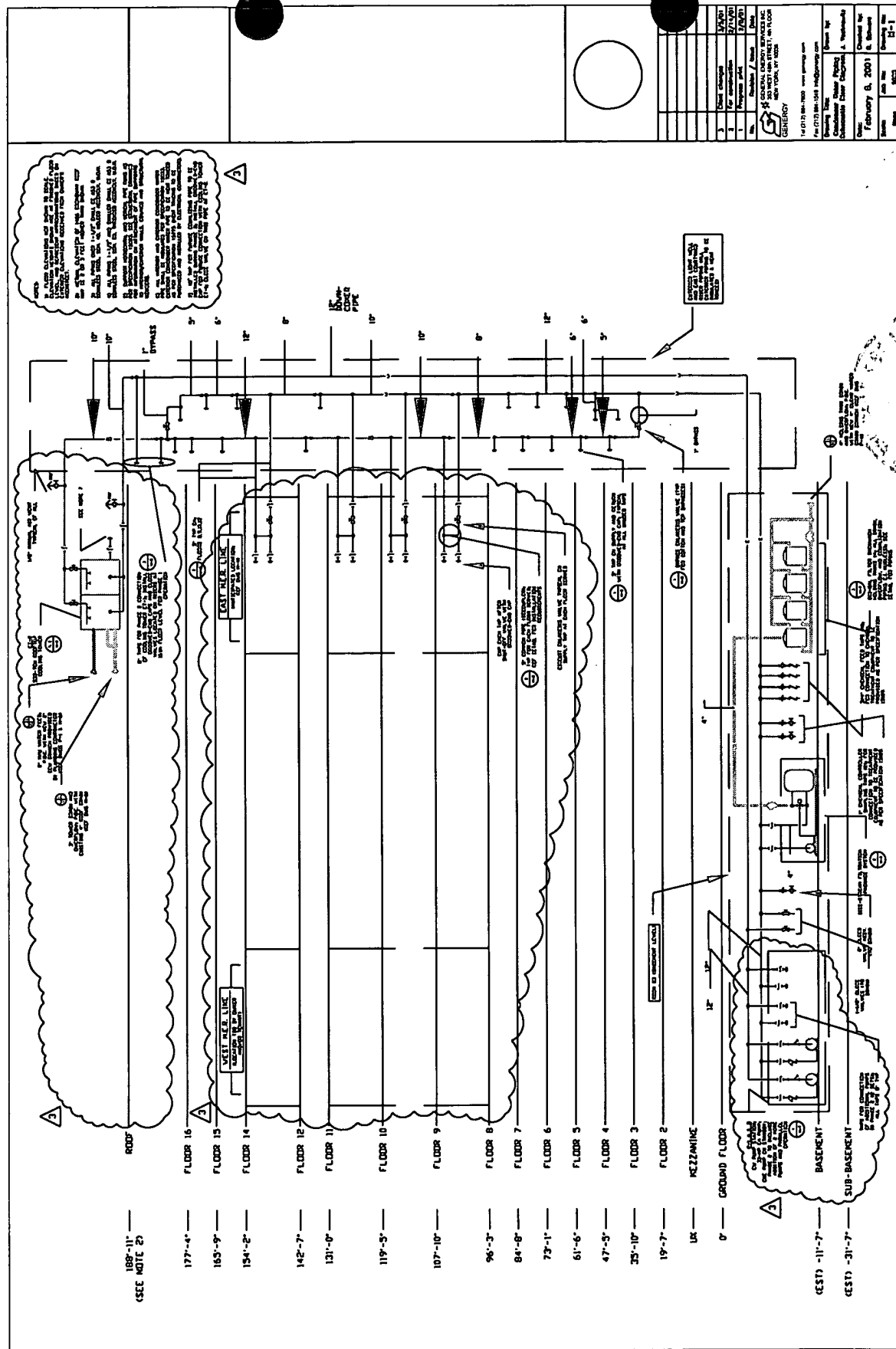
[illegible]

FIGURE 22

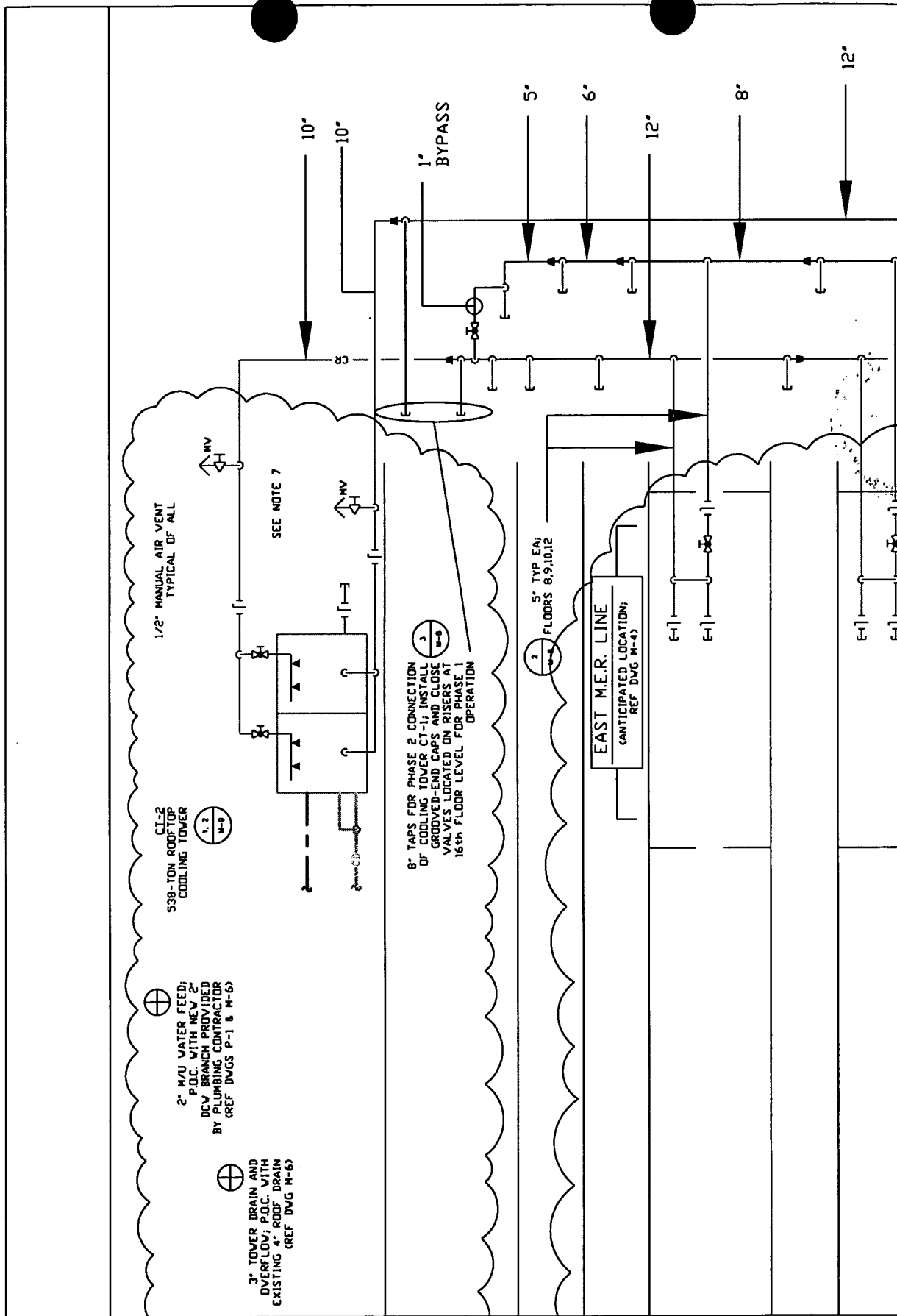


FIGURE 23

gEnergy One

## ACME Management

NY

xx Penn Plaza

## Load Management

## -ERI Management Profile

## Power Grid Identification

## Power Availability

## Power Chart

## Revenue Profile

## Over Time HVAC

## PLP Profile

-IRI

## LMeter Services

1971

XX UN Plaza  
 5th Ave

xx Broadway

xx E 78th Street

xx Madison Ave

-xx Park Ave

-xx Chambers Street

xx Lexington Ave

I

565	560	570	585	590	595	597	598

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**USER: xxxxx**

## Reload

Log Off

FIGURE 24

XX Penn Plaza  
Power Availability Chart

625

630

615

■ Tenant □ Landlord

610

W/Sq-Ft

Floor Name

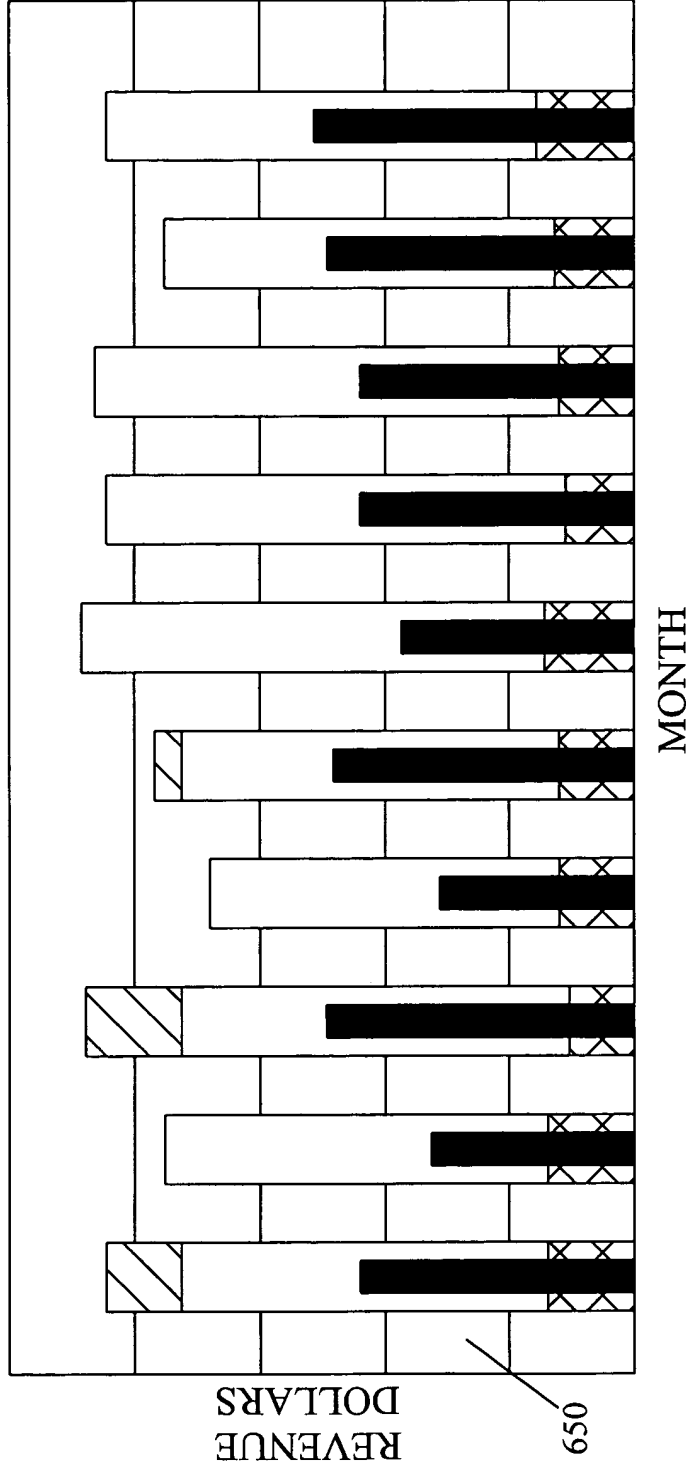
620

FIGURE 25



2002-2003 2454500F  
 MONTHLY ELECTRICAL REVENUE &  
 EXPENSE PROFILE  
 XX PENN PLAZA

655



650

REVENUE  
DOLLARS

MONTH

Sub-Metered Rent Inclusion Revenue MAC Adjustment Revenue Electric Expense

660

665

670

675

FIGURE 26

# XX PENN PLAZA

## HOURLY OVERTIEM COOLING

### All Floors

ELECTRIC:		
KWHR:	2888 @ \$ 0.06139	\$177.29

STEAM:		
MLBS:	32.3 @ \$ 10.46	\$337.86

WATER:		
6240GPM x60Min.x2%Evap=7488 Gallons/748= 10.01 CCF @3.37		\$ 33.73

REPAIRS & MAINTENANCE:		
\$527,000 Per Annum = 3440 Hours Per Annum		\$153.20

LABOR:		
One Engineer Per Hour:		\$ 97.50

TOTAL COOLING PER HOUR: \$ 799.58

FIGURE 27

200250" 245T 500T

CLIENT / 755 XYZ Realty Company

ADDRESS / 760 XX Penn Plaza  
New York, NY 10019

PREMISES / 765 Common Area

KW xxx.x

KWHR xxxxxx 770

UTILITY RATE Consolidated Edison SC-411 || Rane in effect Jan 2000

ENERGY

On-Peak Kwhr xxxxx @ \$x.xxxx \$xx.xxx.xx 775  
Off-Peak Kwhr xxxxx @ \$x.xxxx \$xx.xxx.xx

DEMAND

KW xxx.x @ \$xx.xx \$xx.xxx.xx 780

FUEL ADJUSTMENT Kwhr xxxxx @ \$x.xxxxx \$xx.xxx.xx 785

Sub-Total \$xx.xxx.xx

GROSS RECEIPT TAX x.xxx% \$x.xxx.xx 790

Sub-Total \$xx.xxx.xx

SALES TAX x.xx% \$x.xxx.xx 795

TOTAL COST FOR

CHARGE PER MONTH \$xxx.xxx.xx 798

800 / 750

rates fuel tax jan feb mar apr may jun jul aug sep oct nov dec

FIGURE 28

gEnergy One

ACME Management

NY

- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services

- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave

NJ

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USER: xxxxx

Reload

Log Off

gEnergy One

ACME Management

- NY
- xx Penn Plaza

- Load Management

- ERI Management Profile

- Power Grid Identification

- Power Availability

- Power Chart

- Revenue Profile

- Over Time HVAC

- PLP Profile

- IRI

- Meter Services
- xx UN Plaza

- xx 5th Ave

- xx Broadway

- xx E 78th Street

- xx Madison Ave

- xx Park Ave

- xx Chambers Street

- xx Lexington Ave
- NJ

INFRARED RADIOMETER INSPECTION

LP-9-B	9th FL, "B" EC
LP-10-B	10th FL, "B" EC
MCC-D	12th FL, Motor Control Center
PP-25B-3	25th FL, Elevator #25

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USER: xxxxx

Reload

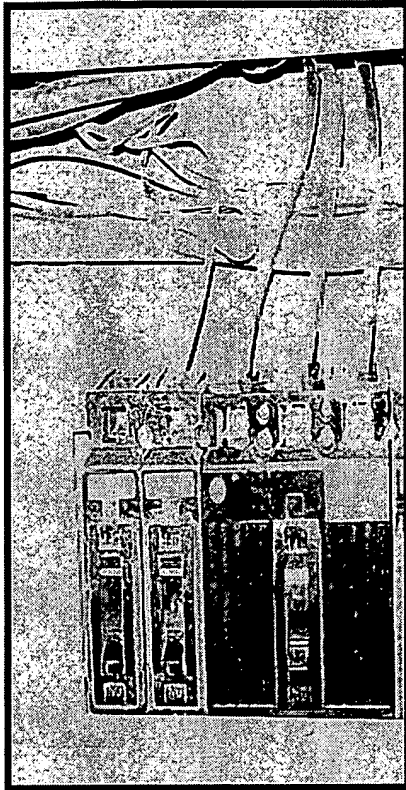
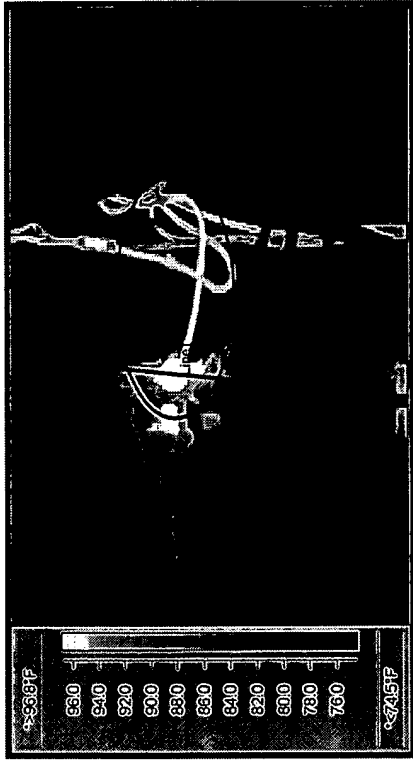
Log Off

FIGURE 29

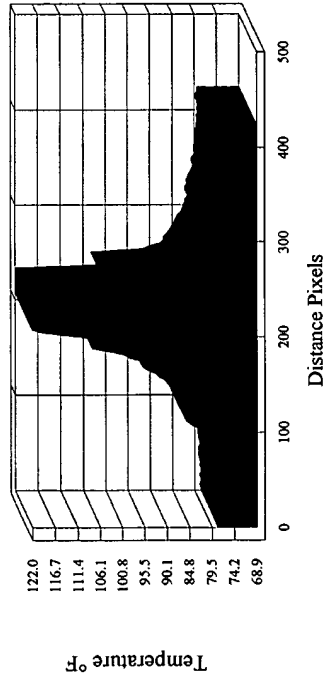




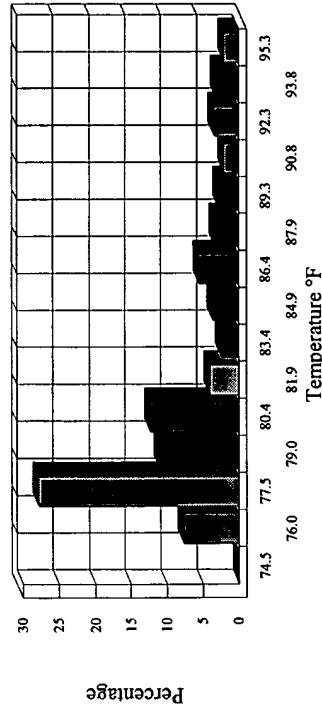
200250" 215°F 500°F



Line1



Areal



CUSTO MER: One Penn Plaza	
LOCATION: 9th Floor - "B" Electrical Closet	
EQUIPMENT: LP-9-B	
ITEM: Circuit breaker #4, 20 Amp load side	
AMP READING: #4 9.8	
DATE: July 19th, 1999	
TEMP. RISE/F: 122	
PROBABLE CAUSE: Loose connection, oxidation	
PRIORITY	
FACTOR	
I	

FIGURE 30

gEnergy One

- ACME Management
- NY
  - xx Penn Plaza
  - Load Management
  - ERI Management Profile
  - Power Grid Identification
  - Power Availability
  - Power Chart
  - Revenue Profile
  - Over Time HVAC
  - PLP Profile
  - IRI
  - Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave
- NJ

(c) Genergy 2001



USER: xxxxx

Reload

Log Off

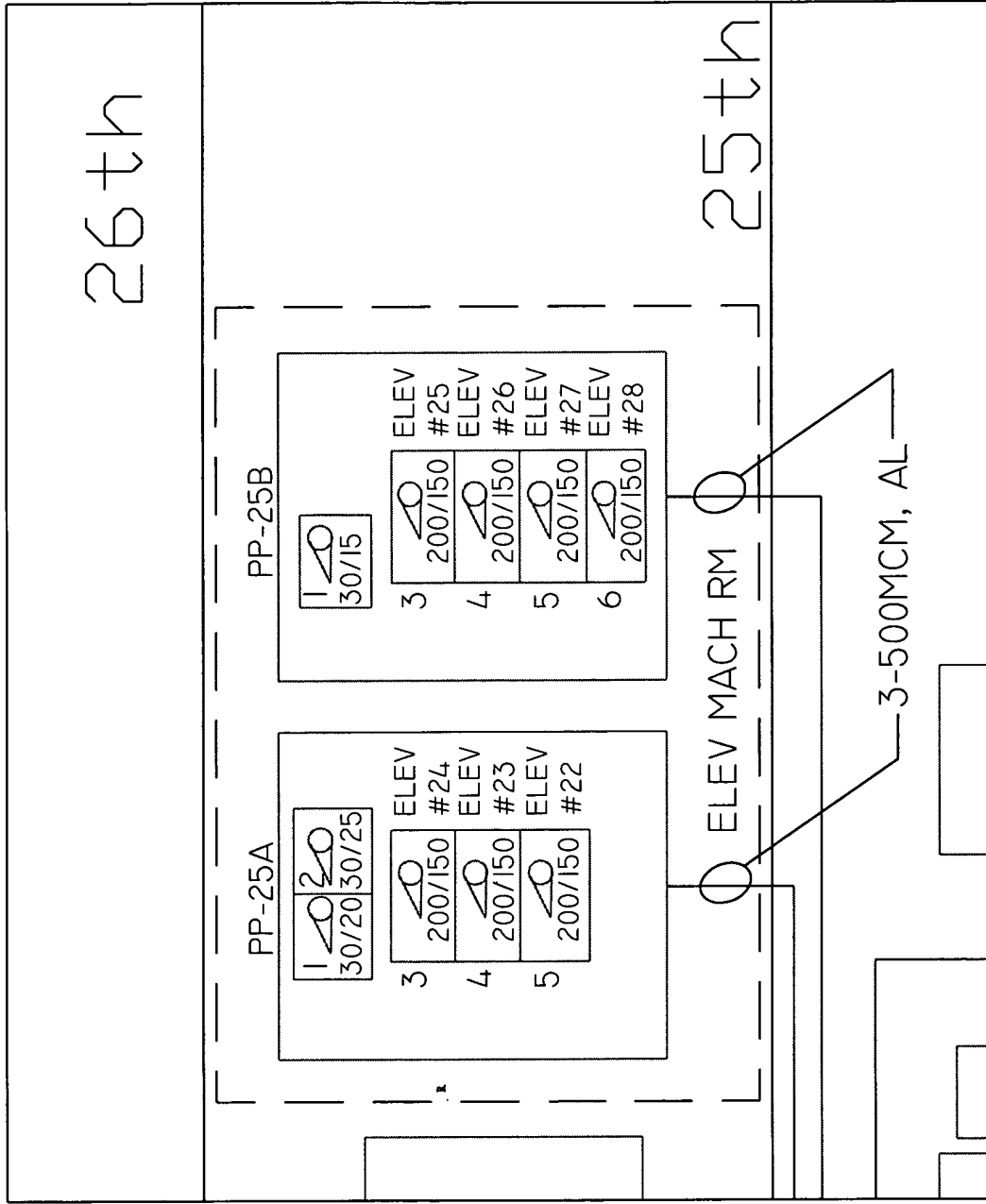


FIGURE 31

(xxxxxxA) Tecnologic Systems ▼ 12/13/2000 to 1/16/2001 ▼

[Print Invoice](#)


		900		910		930		935		940			
Period	From	To	Meter		On Peak		Consumption Off Peak		Kwhr		Demand KW		
2001/1	12/13/2000	1/16/2001	0050		2,090		1,393		3,483		8		
			0051		23,098		15,398		38,496		67		
			0052		9,740		6,494		16,234		32		
			0053		11,498		7,665		19,163		31		
			Totals		46,426		30,950		77,376		137		
												915	
												12.00%	
												\$0.00	
												\$10,673.58	
												\$880.57	
												\$11,554.15	
												920	
												Admin Fee	
												Service Fee	
												Sub Total	
												Sales Tax	
												Total Amt	
												925	

FIGURE 32

Cost Analysis

1000  
Building  
xx Penn Plaza  
Year 1  
2000  
Year 2  
2001

Unit Cost Kwh  
View

1020  
xx Penn Plaza  
New York, NY xxxxx  
Bill

gEnergy One

ACME Management

- NY
  - xx Penn Plaza
  - xx UN Plaza
  - xx 5th Ave
  - Broadway
  - xx E 78th Street
  - xx Madison Ave
  - xx Park Ave
  - xx Chambers Street
  - xx Lexington Ave
  - ACME Portfolio
  - Load Management
  - Electric Rent Inclusion
  - Cost Analysis
- NJ

261

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USER: xxxxx

Reload

Log Off

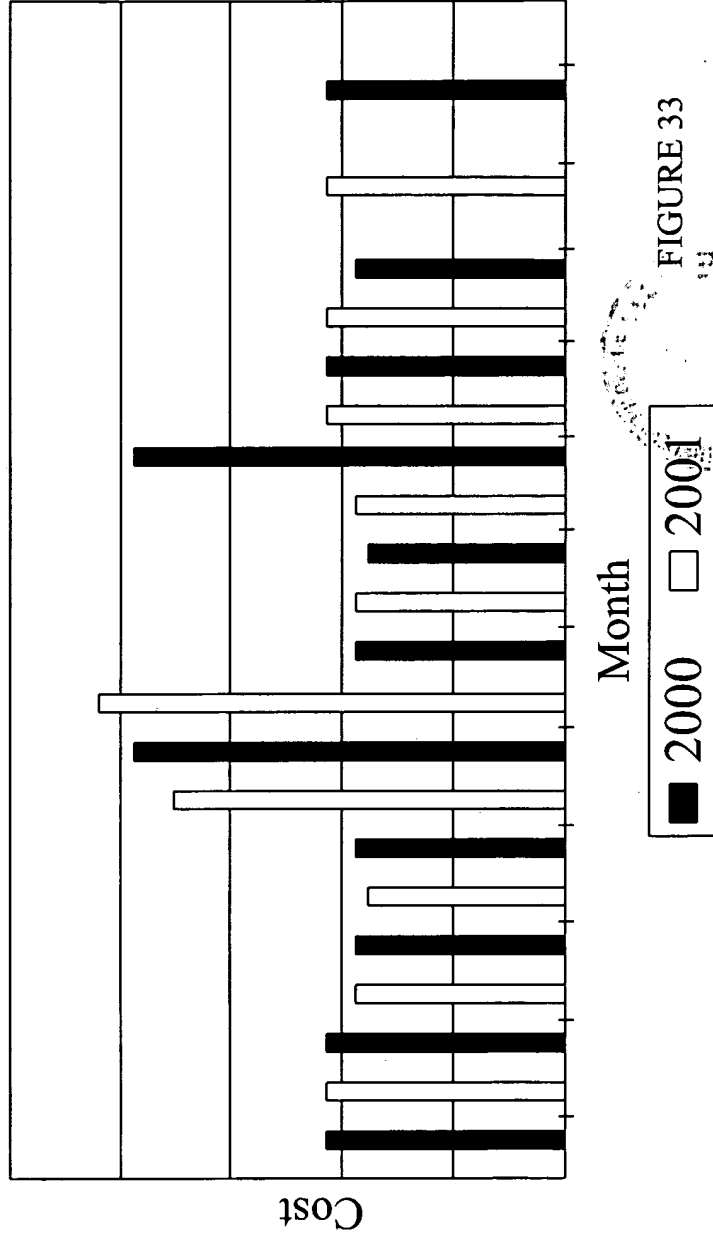


FIGURE 33

Cost Analysis

Building  Year 1  Year 2  View

Unit Cost KW  1010 1015

xx Penn Plaza  
New York, NY xxxxx  
Bill

gEnergy One

ACME Management

NY

- xx Penn Plaza
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave
- ACME Portfolio
- Load Management
- Electric Rent Inclusion
- Cost Analysis

NJ

261

Cost

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Reload

Log Off

Month

2000 2001

FIGURE 34

Cost Analysis

Building  Year 1  Year 2

gEnergy One

ACME Management

NY

- xx Penn Plaza
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave
- ACME Portfolio

NJ

- Load Management
- Electric Rent Inclusion
- Cost Analysis

Total Bill Amounts  View

1030  
xx Penn Plaza  
New York, NY xxxxx  
Bill

Cost

(c) Genergy 2001

Reload

Log Off

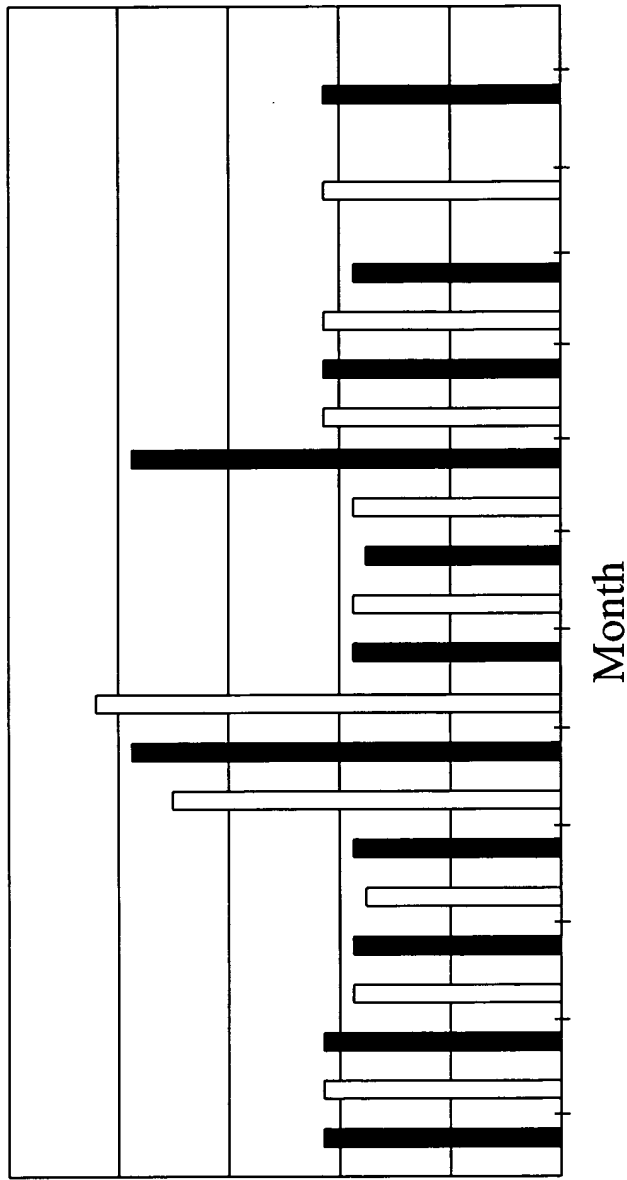


FIGURE 35

gEnergy One

Load Management Profile

ACME Management

NY

-xx Penn Plaza

-xx UN Plaza

-xx 5th Ave

-xx Broadway

-xx E 78th Street

-xx Madison Ave

-xx Park Ave

-xx Chambers Street

-xx Lexington Ave

-xx ACME Portfolio

-Load Management

-Electric Rent Inclusion

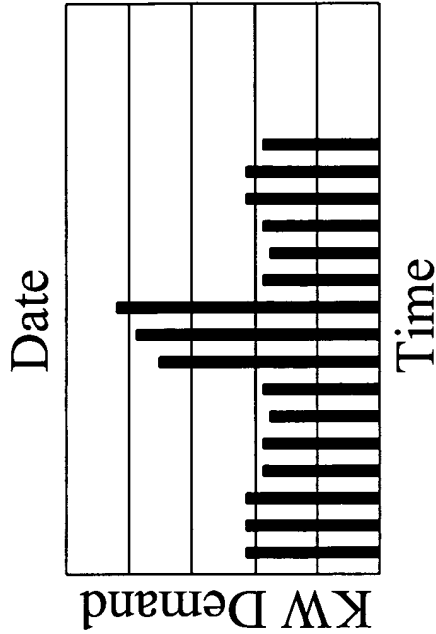
-Cost Analysis

NJ

ACME Management

Select Building ▼

Portfolio LMP ▼



xx Penn Plaza    xx 5th Ave    xx Madison Ave

xx UN Plaza    xx Broadway    xx Park Ave

(c) Genergy 2001

USER: xxxxx

Reload

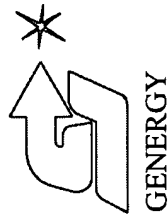
Log Off

Date	Start Time	End Time	Graph Style
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="radio"/> Line <input checked="" type="radio"/> Bar
<input type="button" value="Submit"/>		<input type="button" value="Reset"/>	

Peak Demand(s), Consumption Table In January

Lease ID	Date	Time	KW	KWH
xxx	xx/xx/xxxx	xx:xx	xxxx	xxxxx.xx

FIGURE 36



# Genergy Customer Login

● Back to Login

You are currently not logged in

- Home
- About Us
- Services
- News & Events
- Partners

User ID:

Password:

Login

1100

FIGURE 37





200250-245450

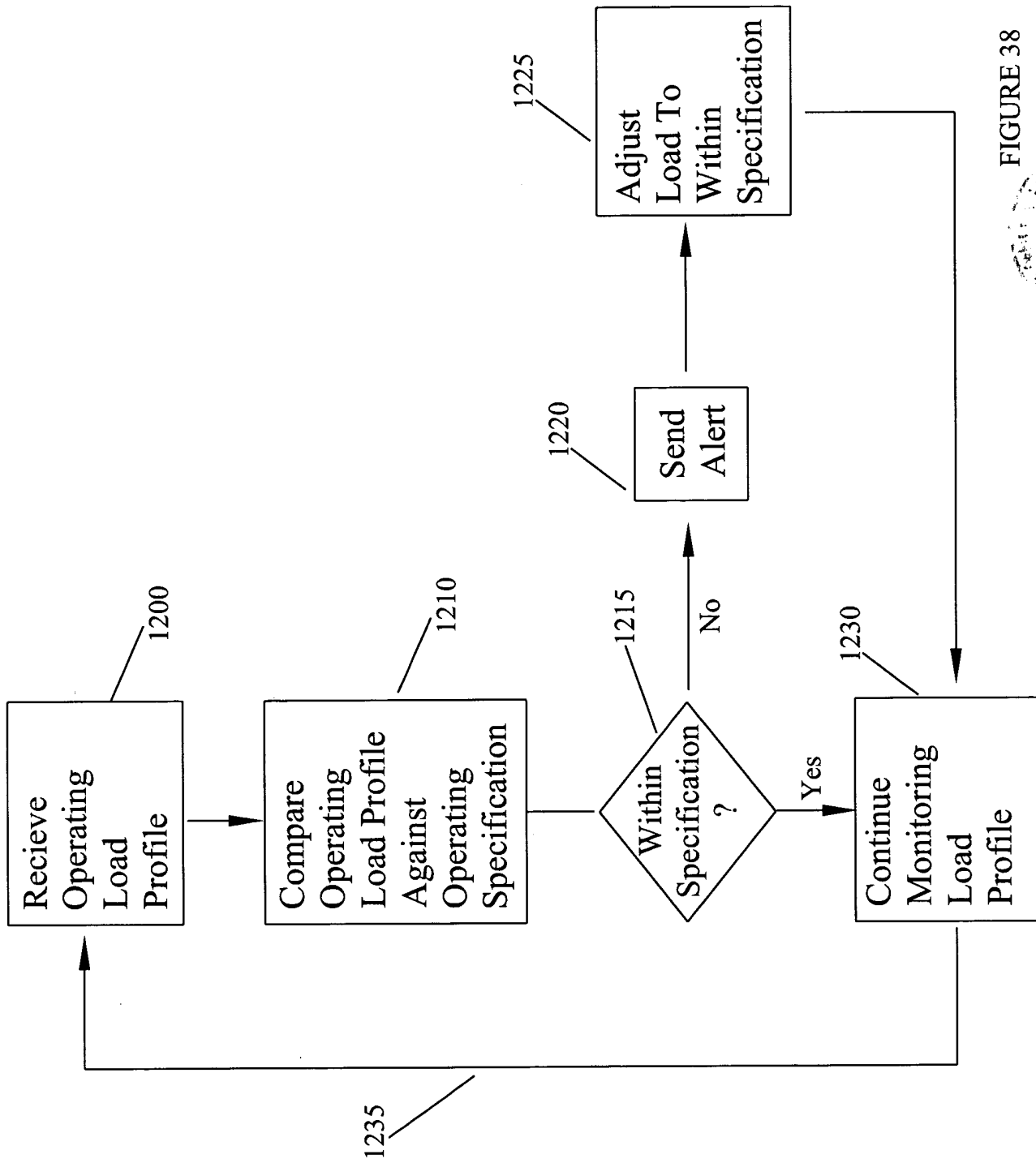


FIGURE 38

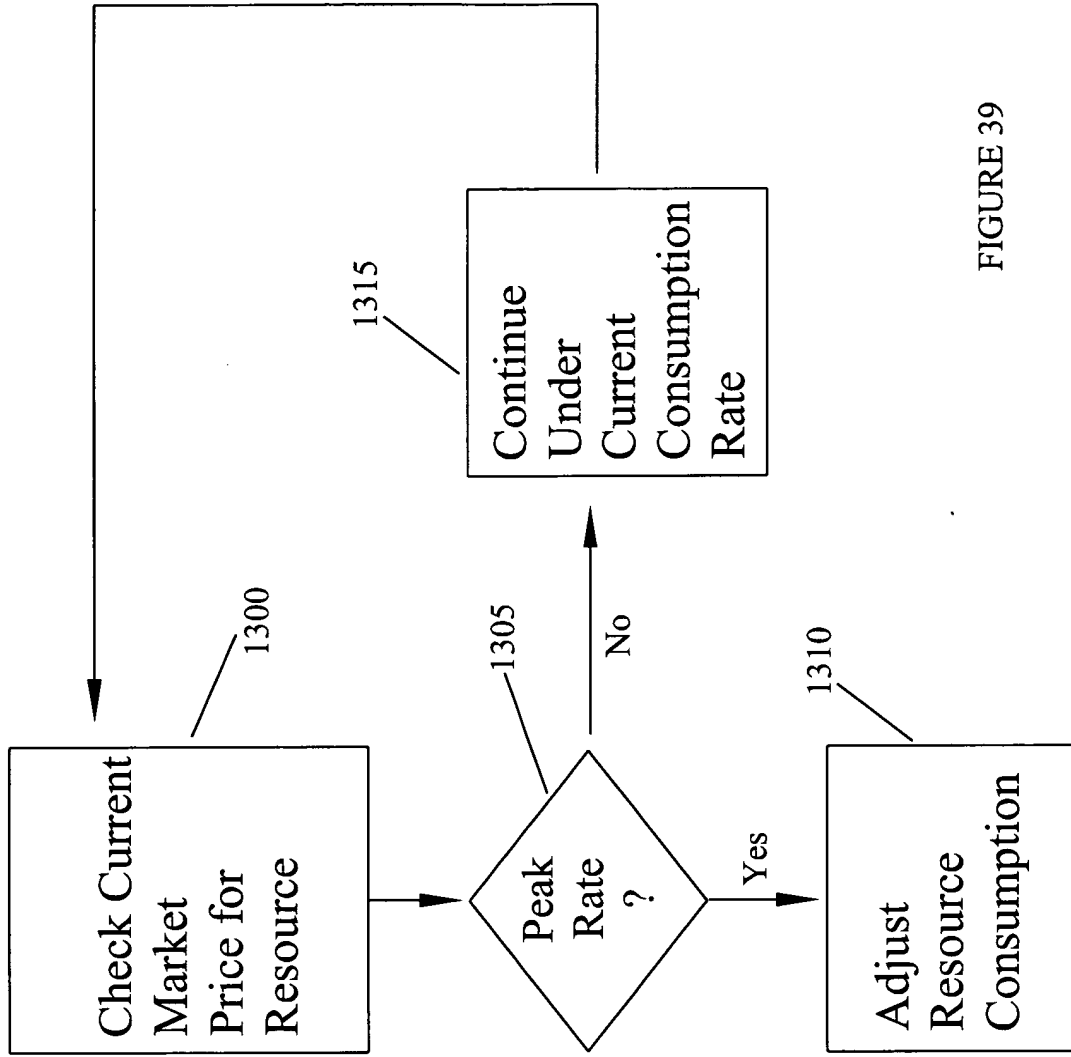


FIGURE 39

